

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 712

Case No. 91-18P

(Preliminary PUD & Map @ 1957 E St., N.W.)

January 13, 1992

On January 13, 1992, at its regular monthly meeting, the Zoning Commission for the District of Columbia authorized a public hearing on the following case:

91-18P

This is the application of the Associated General Contractors of America (AGC) requesting first-stage (preliminary) approval of a planned unit development (PUD) and a related change of zoning from SP-2 to C-3-C for Square 122, Lot 835.

The PUD site is located at 1957 E Street, N.W., is in the square that is bounded by E, F, 19th and 20th Streets, and contains 30,149 square feet of land area. The site is partially developed with a four-story building used as the headquarters of AGC.

ANC-2A

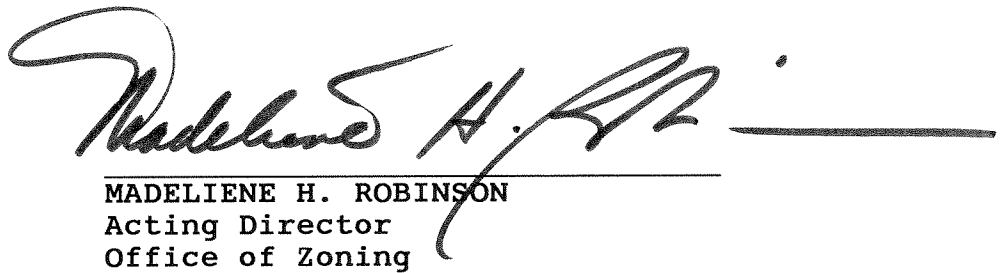
The applicant seeks approval of the PUD and change of zoning to facilitate the construction of a mixed-use building on the undeveloped portion of the square. The proposed PUD will contain residential and office components. The proposed building would have a gross floor area of 256,275 square feet, of which 180,900 square feet would be devoted to commercial uses and 75,375 square feet devoted to residential uses. The building would have a height of 107 feet, FARs of 6.0 and 2.5 for commercial and residential uses, respectively, and a lot occupancy of 95 percent. The project would involve removing a surface parking lot and replacing it with below grade parking for 200 cars.

The SP-2 District permits matter-of-right medium/high density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the Board of Zoning Adjustment (BZA), to a maximum height of ninety feet, a maximum floor area ratio (FAR) of 6.0 for residential and 3.5 for other permitted uses, and a maximum lot occupancy of eighty percent for residential uses.

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The C-3-C District permits matter-of-right major business and employment centers of medium/high density development, including office, retail, housing, and mixed uses to a maximum height of ninety feet, a maximum floor area ratio (FAR) of 6.5 for residential and other permitted uses, and a maximum lot occupancy of one hundred percent.

It is therefore, hereby ordered that Zoning Commission Case No. 91-18P be scheduled for a public hearing. A formal "Notice of Public Hearing" is forthcoming.



MADELIENE H. ROBINSON
Acting Director
Office of Zoning

91-18P/SB/bhs